

# 3 BED KEFALAS VILLA WITH SEA VIEWS



**This is a well designed 3 bedroom villa with an EOT licence — sat on a large private plot.**

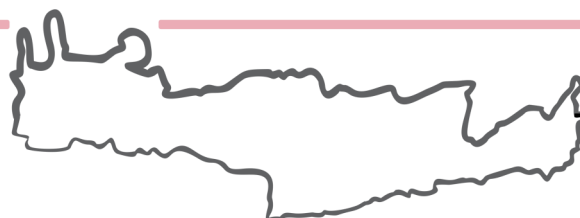
**The villa has a private pool with sun terraces, a covered BBQ and spacious seating and dining areas.**

**The villa is ideal as a holiday home or for the popular rental market.**

**Priced at €425,000**

**DREAMCATCHERS**

**REF: DC— 821**



**The Bridge, Almyrida, Crete.  
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**HOUSE SIZE: 100 M<sup>2</sup>**

**PLOT SIZE: 2000 M<sup>2</sup>**

**POOL SIZE: 32 M<sup>2</sup>**

### **SUMMARY:**

Completed in 2005, this lovely villa has been built with attention to detail and has been maintained to a good standard.

Sit on a good sized private plot, every area enjoys great views of the sea towards Rethymno.

The plot itself is landscaped. There is plenty of 'off road' parking and a lovely, covered BBQ and outdoor seating and dining area— to enjoy both sun and shade. The good sized pool has plenty of paved terraces for sunbathing.

The ground floor has an open layout with a living and dining area with a wood burning zomba and a high quality fitted kitchen with all built in appliances. Patio doors lead to a deep covered front terrace overlooking the pool and gardens.



Also on this floor, there is a good sized double bedroom with its own terrace and a shower room with WC.

On the upper floor, the landing leads to 2 further double bedrooms - both with patio doors leading out to private upper terraces. The main upper terrace is very spacious and enjoys amazing sea views.

There is a further bathroom on this floor with a full bath and shower.

Kefalas village has a good selection of shops and tavernas — which are open all year round.

It is a short drive to the local beach resorts of Georgioupolis, Almyrida and Kalyves and also the larger town of Vamos.



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## FEATURES:

- Air-conditioning throughout
- Fully fitted kitchen with appliances
  - Washing machine
  - Fitted wardrobes
- Wood burner and pipes for central heating
- Solar Panel, Immersion Heater and Water tanks
- Aluminium doors and windows with fly screens
- Private swimming pool and sun terraces
  - Outdoor BBQ and dining area
- Internal and external storage areas.
- Covered terraces with sea views
  - Private gated driveway
- Fully walled and fenced plot

The villa is being sold furnished and equipped throughout and can be used as both a holiday rental investment and of course for great family holidays.



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